

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Alfred J. Rosenbalm legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1302.3.C.1 To revert a side setback of 5 feet in lieu of the required 10 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Drainage is geared for left side of home to run off property. There fore contruction is need on right side of property. Also all doors outlets are geared closer to construction area.

2. For off street parking of all visitors.

3. Since without no basement, additional storage space is definitely needed.

4. Enhancing the appearance of the new property in questioned. And also all existing properties surrounding this home.

5. Property value is much greater on this house since there is no basement.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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RE: PETITION FOR VARIANCE
W/S of Maple Rd. 100'
S of North Point Creek Rd.
15th District

: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

ALFRED J. ROSENBALM, et ux,
Petitioners

: Case No. 80-27-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 9th day of July, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Alfred J. Rosenbalm, 2124 Maple Road, Baltimore, Maryland 21219, Petitioners.

John W. Hession, III
John W. Hession, III

Legal Description

Beginning at a point on the west side of Maple Rd. 100 feet south of North Point Creek Rd. as recorded in the land records of Balto. Co. in Liber 10 folio 76. Plat of Lodge Forest, Pt lots 1011-1012. In the 15th. Election Dist.

Legal Owner

Alfred J. Rosenbalm
Sharon M. Rosenbalm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
DATE: July 19, 1979

SUBJECT: Petition #80-27A. Item 223

Petition for Variance for side yard setback
West side of Maple Road, 100 feet South of North Point Creek Road
Petitioner - Alfred J. and Sharon Rosenbalm

15th District

HEARING: Thursday, August 2, 1979 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

ORDER RECEIVED FOR FILING

DATE August 20, 1979

FILED

CLERK

ADMINISTRATIVE ASSISTANT

ADDRESS

CONTRACT PURCHASER

ADDRESS

PETITIONER'S ATTORNEY

ADDRESS

PROTESTANT'S ATTORNEY

ADDRESS

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of June 1979, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 2nd day of August, 1979, at 10:15 o'clock

A.M.

Sharon M. Rosenbalm

Zoning Commissioner of Baltimore County.

(over)

August 20, 1979

Mr. & Mrs. Alfred J. Rosenbalm
2124 Maple Road
Baltimore, Maryland 21219

RE: Petition for Variance
W/S of Maple Road, 100' S of North
Point Creek Road - 15th Election
District
Alfred J. Rosenbalm, et ux -
Petitioners
NO. 80-27-A (Item No. 223)

Dear Mr. & Mrs. Rosenbalm:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

/s/

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/arl

Attachments

cc: Mr. & Mrs. Ermanno Florio
2131 Lodge Farm Road
Baltimore, Maryland 21219

John W. Hession, III, Esquire
People's Counsel

FLORIO

Custom Kitchens and Built - Ins
3916 NORTH POINT ROAD - BALTIMORE, MARYLAND 21222
Phone: 477-2050

July 30, 1979

Baltimore County, Maryland
County Office Building
Towson, Maryland 21204

Attention: Zoning Director

Re: Zoning Hearing Case #80-27-A
Alfred J. Rosenbalm

Gentlemen:

My wife and I, Ermanno Florio are the immediate neighbors of the property owned by Mr. Alfred J. Rosenbalm.

From the information supplied to us by the zoning appeal bureau we understand that the Rosenbalm's would like to construct an attached garage to their home, requesting variances of 5' instead of the required 10' from my property line in order to build an 18' wide garage to have more storage area and to embellish their existing home.

I respectfully request the variances to be denied based upon these reasons:

- (1) Complying with the existing zoning regulations does not place a hardship upon the applicant.
- (2) Mr. Rosenbalm owns a large lot, the garage can be redesigned to measure 13' frontage and larger in depth in order to have the needed square footage, and still comply with the standard 10' setback from my property line.
- (3) If the requested variances are granted I know beyond any doubt that: (a) It will set a precedent in this new community where the homes are practically all alike. (b) My property will suffer an unfair financial loss.

Page 1

July 30, 1979
Page 2 of 2

- (4) The property owned by the applicant is located in a new sub-division of Lodge Forrest, and I feel that every resident has the responsibility to see to it that our community does not become congested by allowing variances that do not place hardships on homeowners.

Based upon these reasons and with the responsibility placed upon me not only as an immediate property owner, but also as a concerned resident of Lodge Forrest, I respectfully request that careful consideration should be given not only on this case, but on any future cases of this nature in regard to our community.

I would like to be informed of the decision made by the zoning commissioner.

Sincerely yours,

Ermanno Florio
Ermanno Florio
2131 Lodge Farm Road
Baltimore, Maryland 21219

EF/mea

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

NOV 0 6 1979

ORDER RECEIVED FOR FILING
DATE August 29, 1979
BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts the strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of August, 1979, that the herein Petition for Variance to permit a side yard setback of five feet for a garage in lieu of the required ten feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3559
STEPHEN E. COLLINS
DIRECTOR

July 5, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comments about item numbers 213, 218, 219, 221, 222, and 223.

Very truly yours,

[Signature]
Michael S. Flanagan
Engineer Associate II

VSP/mjm

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211
John D. Seyffert
DIRECTOR

July 13, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #223, Zoning Advisory Committee, April 24, 1979, are as follows:

Property Owner: Alfred J and Sharon M. Rosenbalm
Location: W/S Maple Road 100' S. North Point Creek Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'
Acres: 0.3627
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
113 W. Chesapeake Ave.
Towson, Maryland 21204

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

July 17, 1979

Mr. & Mrs. Alfred J. Rosenbalm
2124 Maple Road
Baltimore, Maryland 21219

RE: Item No. 223
Petitioner - Rosenbalm
Variance Petition

Dear Mr. & Mrs. Rosenbalm:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced Petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This Petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf
Enclosures

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON, M. MOURING, P.E.
DIRECTOR

June 12, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #223 (1978-1979)
Property Owner: Alfred J. & Sharon M. Rosenbalm
W/S Maple Rd. 100' S. North Point Creek Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.
Acres: 0.3627 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Maple Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public 8-inch water main and 8-inch sanitary sewerage exist in Maple Road.

Very truly yours,
[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss
cc: J. Somers

baltimore county
department of health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 21, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 223, Zoning Advisory Committee meeting of April 24, 1979, are as follows:

Property Owner: Alfred J. & Sharon M. Rosenbalm
Location: W/S Maple Rd. 100' S North Point Creek Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'
Acres: 0.3627
District: 15

Metropolitan water and sewer exist; therefore the proposed garage addition should not pose any health hazard.

Very truly yours,

[Signature]
Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRP:phg

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reinecke
CHIEF

May 21, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Alfred J. & Sharon M. Rosenbalm

Location: W/S Maple Rd. 100' S North Point Creek Rd.

Item No. 223 Zoning Agenda Meeting of 4/24/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1975 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed by: [Signature]
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

April 24, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 223 Zoning Advisory Committee Meeting, April 24, 1979
are as follows:

Property Owner: Alfred J. & Sharon M. Rosenbalm
Location: 1000 Maple Road 100' S North Point Creek Road
Existing Zoning: D.R. 2-5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.

Access: 0.3627
District: 15th

The items checked below are applicable:

- X1. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X2. A building permit shall be required before construction can begin.
- C. Additional Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- X3. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- X4. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X5. Comments: The east wall of the proposed garage shall be constructed of an approved one hour rated wall as per Section 305.1 of the Building Code. (See Note "G" above)

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 23, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: April 24, 1979

RE: Item No: 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223

Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

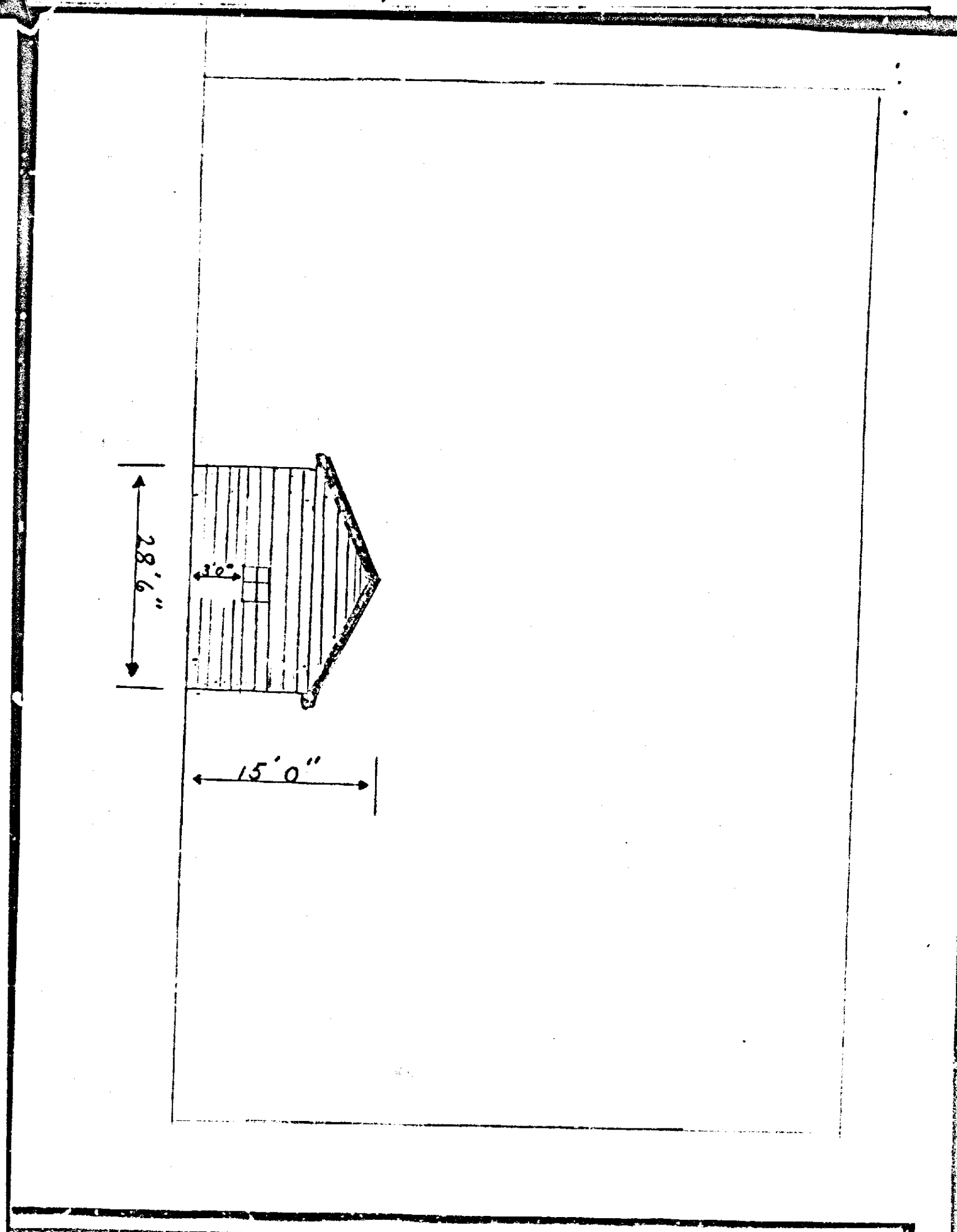
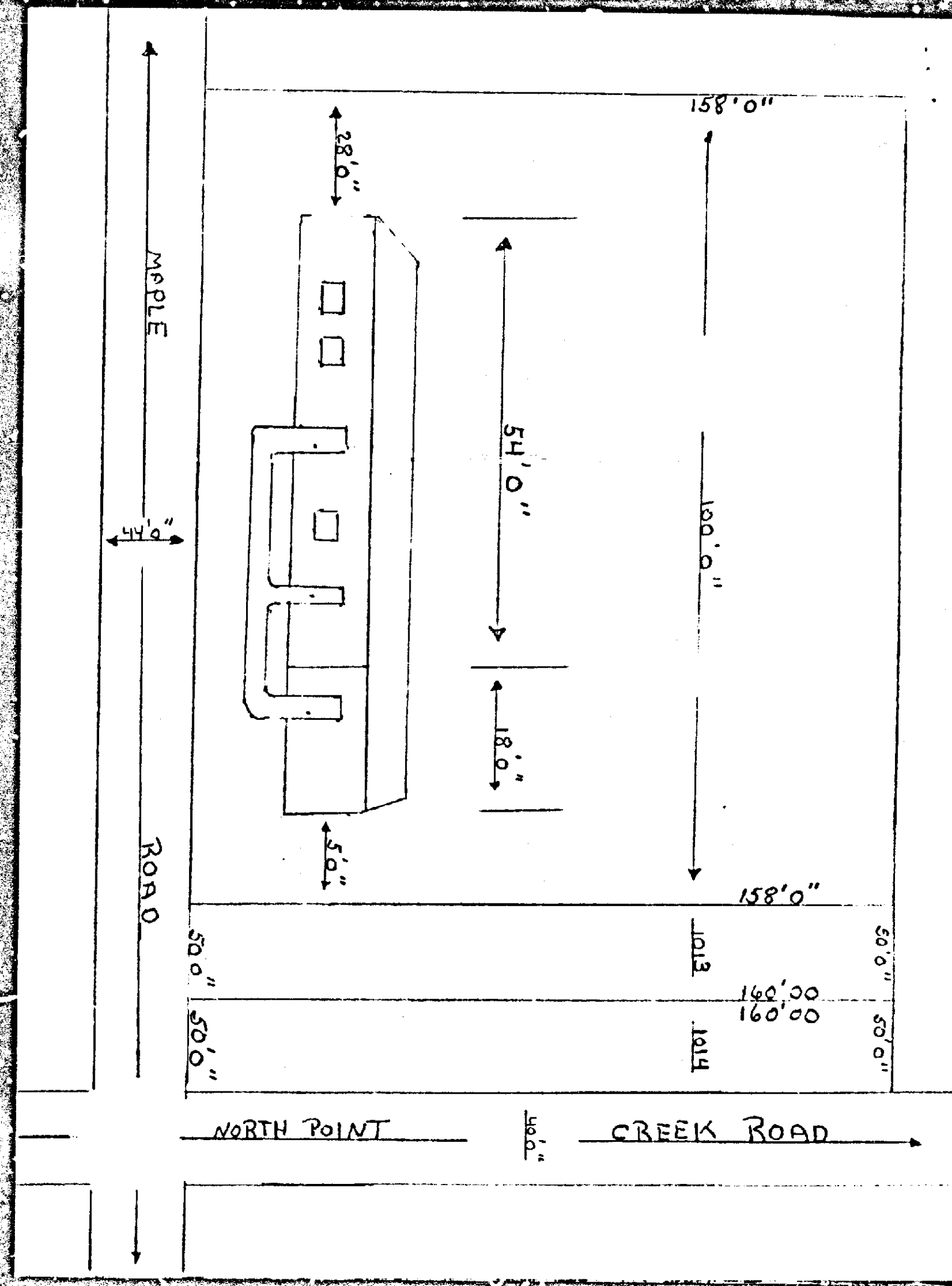
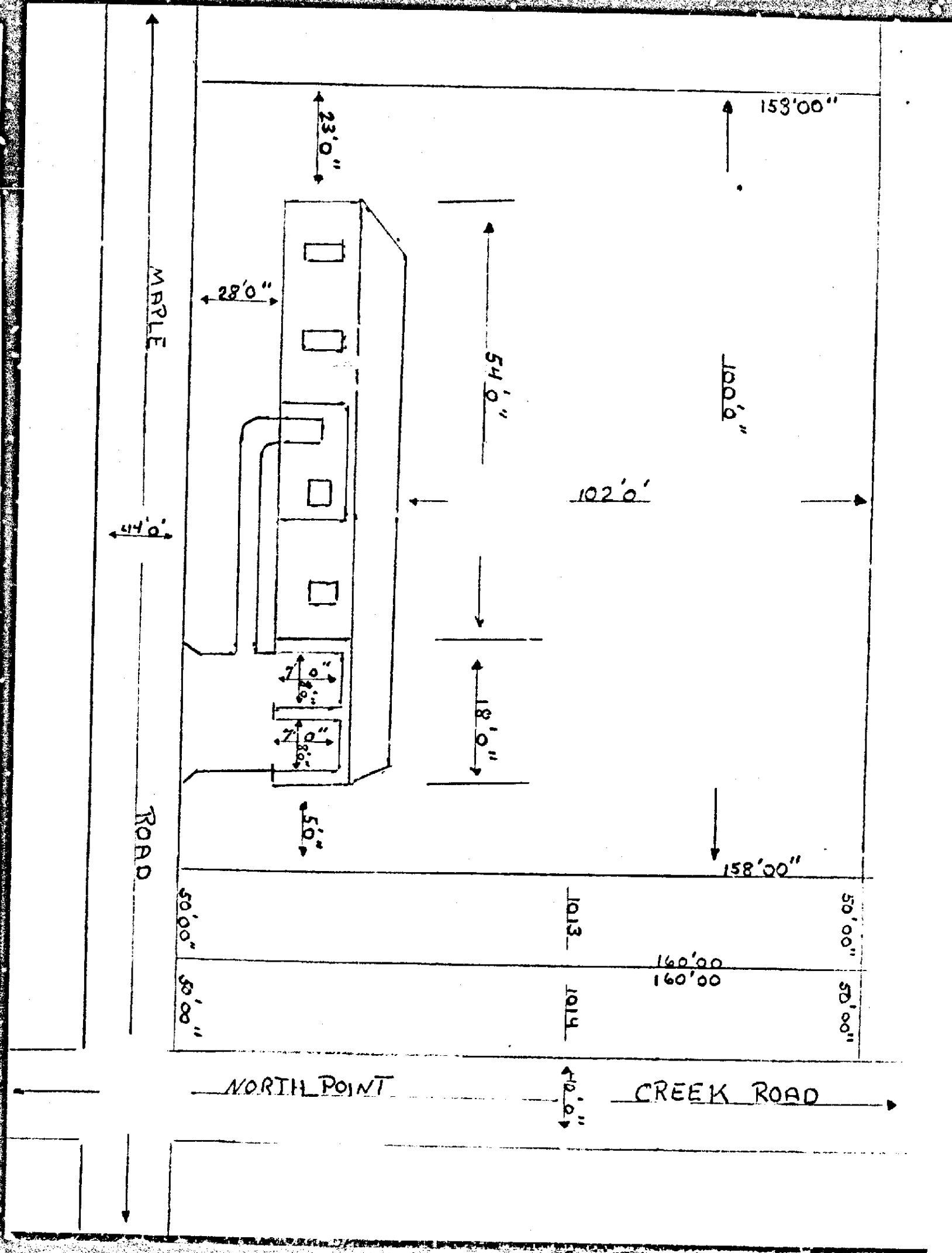
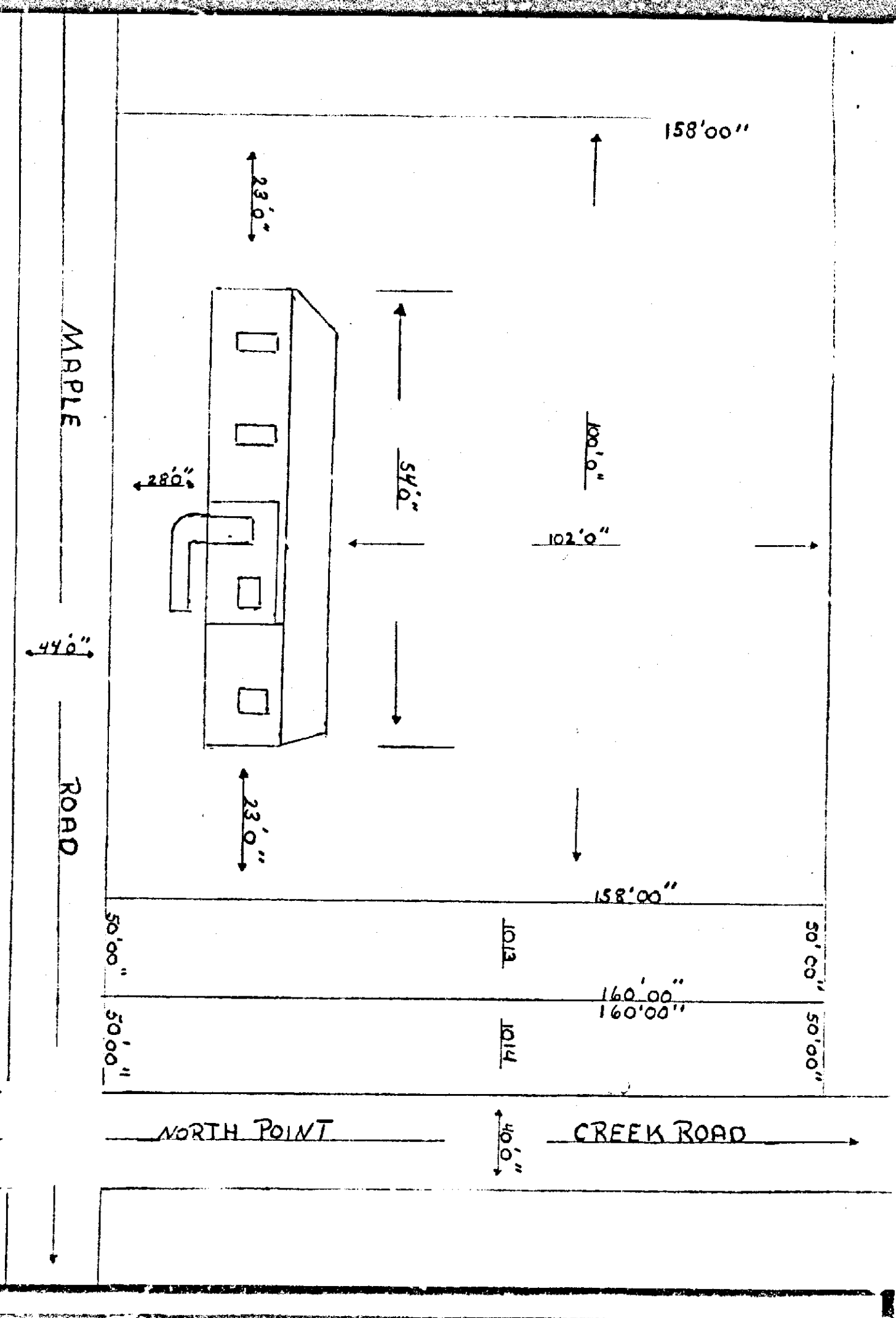
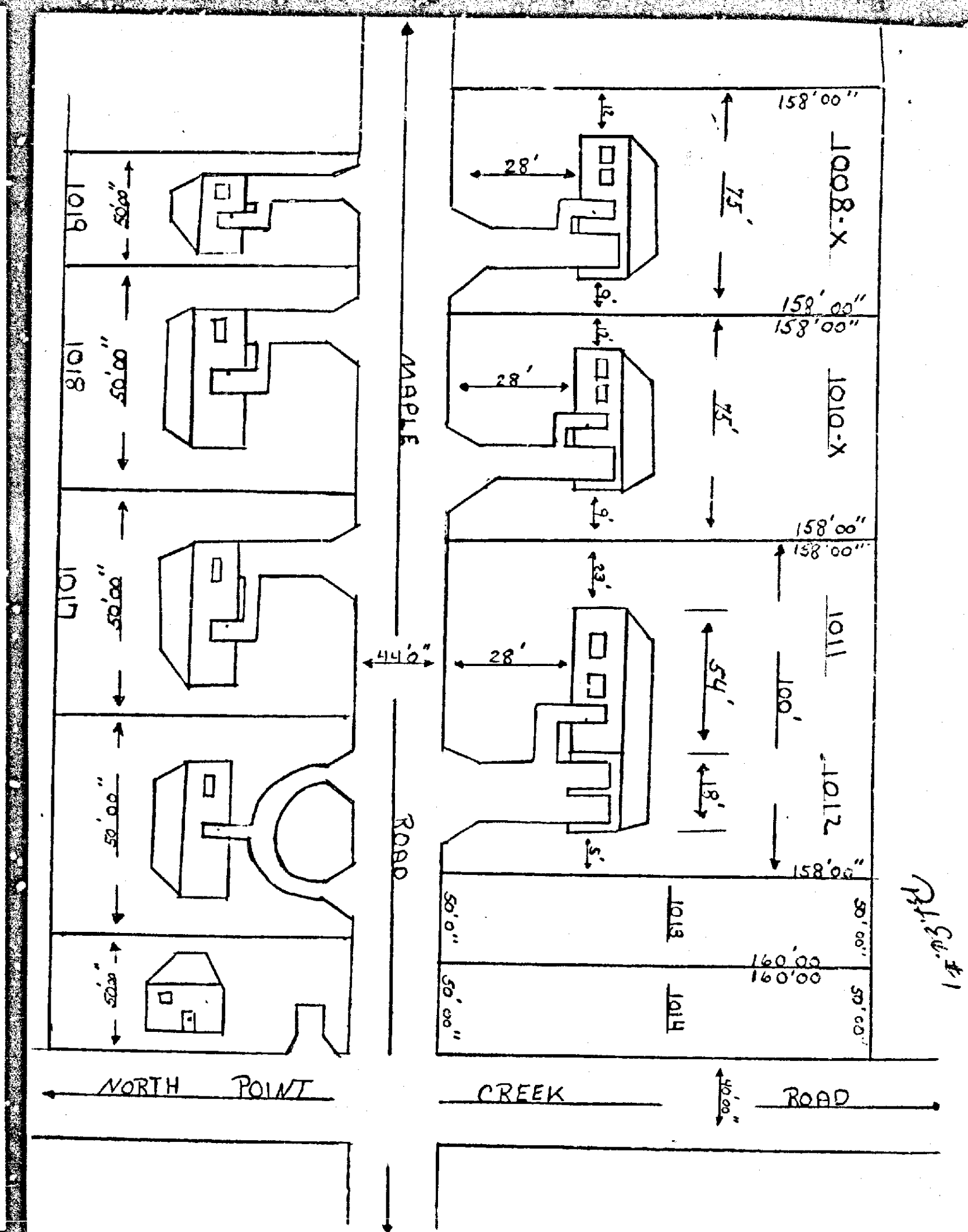
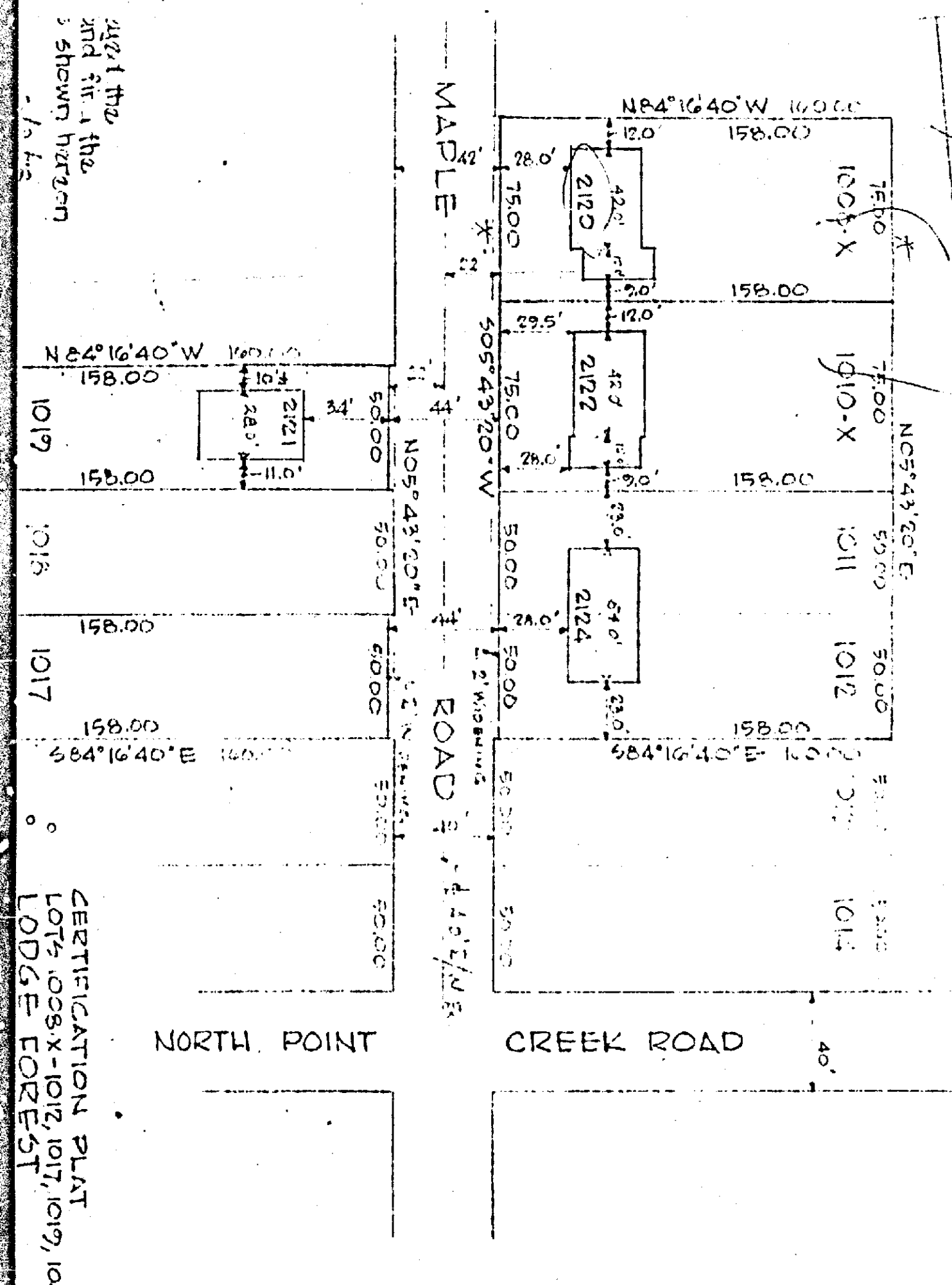
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. MCCORMAN, PRESIDENT
T. DAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROTARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
ROBERT V. CUREL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.



VICINITY MAP

NORTH MT. BLVD.
SPARROW PT.
NORTH CAVE
SOUTH CAVE
NORTH PT. CREEK
BAY FRONT

MAP

1011 1012
D.R. S.S.
PROPOSED (23'x30') GARAGE ADDITION
EXISTING DNG. #2124
VACANT LOTS
D.R. S.S.
MAPLE ROAD
NORTH POINT CREEK RD.

PETITION FOR ZONING VARIANCE FOR
ALFRED J. ROSENBAUM
15th ELECT. DIST. ZONED D.R. S.S.
LOT 1011 & 1012
PUBLIC UTILITIES EXISTING IN MAPLE RD.
SCALE: 1"=50'

MAP 2A
JUL 27 1979
DIST. 1-20-79
BY: [Signature]
BY: [Signature]

VICINITY MAP

NORTH MT. BLVD.
SPARROW PT.
NORTH CAVE
SOUTH CAVE
NORTH PT. CREEK
BAY FRONT

MAP

1011 1012
D.R. S.S.
PROPOSED (18'x30') GARAGE ADDITION
EXISTING DNG. #2124
VACANT LOTS
D.R. S.S.
MAPLE ROAD
NORTH POINT CREEK RD.

PETITION FOR ZONING VARIANCE FOR
ALFRED J. ROSENBAUM
15th ELECT. DIST. ZONE D.R. S.S.
LOT 1011 & 1012
PUBLIC UTILITIES EXISTING IN MAPLE RD.
SCALE: 1"=50'

REVISED PLANS

PETITION FOR VARIANCE
15th DISTRICT

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 12, 1979.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 11th day of August, 1979, the 12th day of July, 1979.

THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$

THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 July 12 1979

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - Alfred J. & Sharon Rosenbaum was inserted in the following:

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 13th day of July 1979, that is to say, the same was inserted in the issues of July 12, 1979.

STROMBERG PUBLICATIONS, INC.
BY: Esther Berger

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 7/15/79

Posted for: [Signature]
Petitioner: Alfred J. & Sharon Rosenbaum
Location of property: 1415 Maple Rd., 100' S. North Pt. Creek Rd.
Location of Signs: front of property (42124 Maple Rd.)

Remarks:
Posted by: [Signature] Date of return: 7/20/79

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 9 day of July 1979. Filing Fee \$ 2. Received ☐ Check ☐ Cash ☐ Other

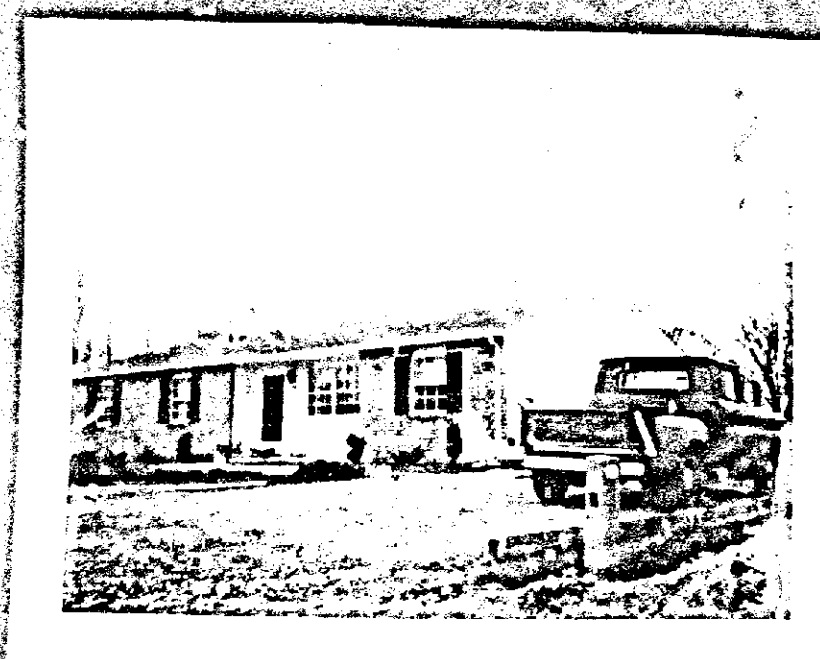
S. Eric Dinenna
Zoning Commissioner

Petitioner: [Signature] Submitted by: [Signature]
Petitioner's Attorney: [Signature] Reviewed by: [Signature]

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature] Revised Plans: <input type="checkbox"/> Change in outline or description: <input type="checkbox"/>										
Previous case: [Signature] Map #										



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83088

DATE: August 2, 1979 ACCOUNT: 801-662

AMOUNT: \$48.68

RECEIVED FROM: Alfred J. Rosenbaum
FOR: Advertising and Posting for Case No. 80-27-A

38088 2 48.68 MC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78627

DATE: 4-9-79 ACCOUNT: 01-662

AMOUNT: 25.00

RECEIVED FROM: [Signature]
FOR: [Signature]

29484 20 25.00 MC

VALIDATION OR SIGNATURE OF CASHIER